

TABLE OF USES PERMITTED - CITY OF HAMPTON ZONING ORDINANCE

Permission Key: P = permitted by-right | UP = use permit | PC = planning commission action | SX = special exception | ZA = zoning administrator permit | blank = not permitted | * = see additional standards column for reference

USES	Standard Zoning Districts																					*Additional standards on uses
	One- and Two-Family Residential											Multifamily Residential					Commercial			Manufacturing		
	R-LL	R-43	R-R	R-33	R-22	R-15	R-13	R-11	R-9	R-8	R-4	MD-1	MD-2	MD-3	MD-4	R-M	C-1	C-2	C-3	M-1	M-2	
RESIDENTIAL - 1, 2 & MULTIFAMILY																						
1-family detached dwelling	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					P*							Sec. 3-3(1)
2-family dwelling (on one lot)															P							
duplex dwelling (on two fee-simple lots)															P							Sec. 3-3(2)
multifamily dwelling												UP*	UP*	UP*	UP*	UP*	UP*	UP*				Sec. 3-3(42)
townhouse (on a fee-simple lot)												P	P	P	P	P	P	P				
manufactured home			P*																			Sec. 3-3(3)
manufactured/mobile home park													UP*	UP*		UP*	UP*	UP*				Sec. 3-3(4)
manufactured/mobile home subdivision													UP*	UP*		UP*	UP*	UP*				Sec. 3-3(4)
upper-floor dwelling units																		UP*				Sec. 3-3(5)
dwelling unit for resident caretaker/watchman																				P*	P*	P*
home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				Sec. 3-3(7)
GROUP LIVING																						
boarding/rooming house																	P	P				
detention facility																	UP	UP	UP			
group home 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
group home 2												UP*	UP*	UP*	UP*	UP*	UP	UP				Sec. 3-3(8)
halfway house																	UP	UP	UP			
juvenile residence	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*				Sec. 3-3(8)
nursing home																	UP	UP	UP			
orphanage																UP*	UP*	UP*	UP*			Sec. 3-3(9)
shelter	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*			Sec. 3-3(9)
RETAIL SALES, SERVICES & OFFICE																						
bank, with drive-through																	P	P	P	P	P	
bank, without drive-through																	P	P	P	P	P	
barber shop/beauty salon																	P	P	P		P	
bed & breakfast	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP			
bicycle sales and repair																	P	P	P		P	
boat repair																					P	P
boat sales																	P	P	P		P	Sec. 3-3(45)
car wash, hand/auto detailing																	P	P	P		P	P
car wash, self-service or automated																		P	P		P	P
catering service																		P	P		P	P
clothing maker, custom																	P	P	P		P	
computer equipment repair																		P	P		P	
day care 1, family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P*	P*	P*	Sec. 3-3(10)
day care 2, family	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(11)
day care 1, commercial																	ZA*	ZA*	ZA*			Sec. 3-3(49)
day care 2, commercial	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*			Sec. 3-3(50)
day spa																	P	P	P		P	
dry cleaning, collection or pick-up station																	P	P	P		P	
dry cleaning, closed type using nonflammable liquid																	UP	P	P		P	
dry cleaning																			P		P	
farm supplies/equipment sales and service																			P		P	
food truck host sites	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	Sec. 3-3(54)
funeral home/mortuary																		UP	UP		UP	
gas station																	P	P	P		P	
homestay rental	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*	ZA*				Sec. 3-3(56)
hotel																			UP	UP		
hotel, extended stay																			UP	UP		
laundromat																	P	P	P		P	
liquor store																	P	P	P		P	
loan office																	P	P	P		P	
motorcycle sales																		P*	P		P	Sec. 3-3(40)
motorcycle service																		P*	P		P	Sec. 3-3(41)

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office, general																P	P	P	P	P	P	P		
office, government																P	P	P	P	P	P	P		
office, laboratory or research																				P*	P*		Sec. 3-3(44)	
office, medical																P	P	P	P	P	P	P		
office, taxicab																	P	P	P		P	P		
pawn shop																		UP	UP			UP		
print shop/private postal service, max. 500 sq. ft.																	P							
print shop/private postal service, max. 3000 sq. ft.																		P						
print shop/private postal service, no max.																			P	P	P	P		
restaurant 1																	P*	P*	P*	P*	P*		Sec. 3-3(12)	
restaurant 2																	ZA*	ZA*	ZA*	ZA*	ZA*		Sec. 3-3(13)	
restaurant 3																	UP*	UP*	UP*	UP*	UP*		Sec. 3-3(14)	
retail sales, general ^A																	P	P	P		P			
rummage sale, temporary																	P*	P*	P*		P*		Sec. 3-3(15)	
second-hand store																		P*	P*			P*	Sec. 3-3(16)	
short-term rental	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*	ZA*/UP*				Sec. 3-3(29)	
sign painting shop																			P	P		P		
smoke or vape shop																				UP*			Sec. 3-3(57)	
storage facility 1																			P*	P*	UP*	P*	Sec. 3-3(52)	
storage facility 2																			UP*	UP*	UP*	P*	Sec. 3-3(53)	
storage facility 3																				UP	UP	UP		
tattoo parlor																			UP	UP		UP		
tire sales																			P*	P*		P*	Sec. 3-3(17)	
tire repair																			P*	P*		P*	Sec. 3-3(17)	
Turkish bath																	P	P	P		P			
upholstery shop																			P	P		P		
vehicle repair, heavy																				UP		UP	UP	
vehicle repair, light																	P	P	P		P	P		
vehicle sales, of new vehicles, to include sales of used vehicles as accessory to new sales																			P	P		P		
vehicle sales, new vehicle inventory lot																			UP	UP		UP	UP	
vehicle sales, of used vehicles																				UP		UP		
vehicle repair, accessory to new vehicle sales																			P	P		P		
vehicle repair, accessory to used vehicle sales																				UP		UP		
vehicle storage, indoor																				UP		P	P	Sec. 3-3(18)
vehicle storage, outdoor																				UP		UP	UP	Sec. 3-3(32)
vending stand, food																								
INSTITUTIONAL																								
college/university, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
college/university, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP					
hospital																				UP				
library, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		
library, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP		
museum, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		
museum, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP		
post office																				P	P	P		
religious facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				Sec. 3-3(24)	
mental health/substance abuse treatment facility																				UP*	P		Sec. 3-3(22)	
school, horse riding	UP*	UP*	UP*	UP*	UP*	UP*																	Sec. 3-3(19)	
school, public	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP			
school, private	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	
RECREATIONAL																								
adult entertainment establishment																						P*	Sec. 3-3(20)	
amusement center																				UP	P			
amusement devices, accessory																			P*	P*	P*	P*	Sec. 3-3(21)	
auditorium																				P	P		P	
banquet hall																							Sec. 3-3(51)	
billiard hall																				P	P		P	
boat tour/charter boat docking facility																								
boathouse, pier, dock, ramp; commercial (public or private)	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		UP	UP	UP	
bowling alley																				P	P		P	
carnival																					UP		P	
club/lodge, private or fraternal																	UP	UP	UP	UP		UP	UP	

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trash or junk collection, storage, sorting or baling yard, railroad freight classification yard, trucking terminal or draying warehouse/distribution center																							UP		
																							P		
																							P		
																							P		
UTILITIES & TRANSPORTATION																									
bus terminal																									
communication antenna, commercial building-mounted	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(33)	
communication tower, commercial	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	P*/UP*	Sec. 3-3(34)	
communication tower, noncommercial 75' max.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
communication tower, noncommercial 75' to 125'	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		
heliport/helistop																							UP		
parking garage/lot, public	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	Sec. 3-3(59)	
parking garage/lot, private	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	Sec. 3-3(59)	
parking lot, accessory to PO-2 uses																									
parking lot, used as an extension of or in conjunction with adjacent C-zoned property under common ownership																P									
pier, dock, seawall related to commercial or industrial water transport																							UP		
railroad track spur																							P		
transit station																							UP		
transmission center, government-operated																									
utility infrastructure/structure to house a government function	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
utility building/substation	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	P		
utility plant/power plant																							P		
OTHER																									
cemetery	UP*	UP*	UP	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*													Sec. 3-3(58)	
excavation, filling, borrow pit operation, extraction, processing or removal of soil	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	UP*	Sec. 3-3(35)	
mitigation bank	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP	UP		
off-premises advertising signs, existing																							P*	P*	Sec. 10-4(11)
open-air version of any use permitted in HRC-2																									
promotional event																		ZA*	ZA*	ZA*			ZA*	Sec. 3-3(36)	
rescue mission																							P		
wholesaler																						P	P	P	